

# ABBOTTS ANN

VILLAGE DESIGN STATEMENT



A.D. 2000

# CONTENTS

## 3 Introduction

- the village design statement and its purpose
- how it was produced
- the aim of the document in the planning process
- the location of Abbots Ann

## 4 History

- a brief history of Abbots Ann
- the population of the village

## 5 Landscape and surroundings

- the countryside surrounding the village
- the character of Little Park
- views into and out of the village
- natural assets of the village
- landscape guidelines

## 7 Pattern and content of the settlement

- highways and footpaths
- the water meadows
- important open spaces
- amenities
- housing
- trees, hedgerows and boundaries
- design guidelines

## 11 Buildings and Materials

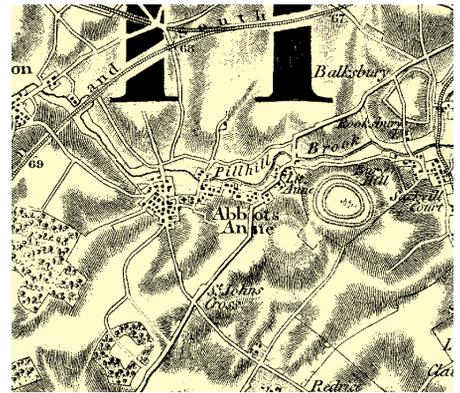
- the conservation area and the old cottages
- distinctive buildings
- more recent development
- layout, form and style
- materials
- design guidelines

## 16 Making good design work

## 16 References and Acknowledgements



**COVER PICTURE:**  
*Two fat ladies and William with England's largest lime tree in Church Meadow at the heart of Abbots Ann.*



Published by the Abbots Ann Village Design Team on behalf of the Abbots Ann Parish Council.

Sketches by Cherry Irwin.  
Designed by The Wilkins Design Partnership: 01264 710326.

Printed by The Romsey Communications Group

# INTRODUCTION

## The village design statement and its purpose

This Village Design Statement provides a description of the natural and man-made features of the village of Abbots Ann that are regarded by the members of the community as particularly distinctive.

The document provides a guide to ensure that future development and change is managed to respect and preserve the character and distinctiveness of the village. It should thus contribute positively to protecting and enhancing the special nature and qualities of the community that is Abbots Ann today.

## How it was produced

All the residents of Abbots Ann were invited to contribute to the design statement through public meetings, a questionnaire, surveys, workshops and an exhibition. Then the document itself was produced by members of the Village Design Team to reflect the views of the residents expressed during this consultation process.

## The aim of the document in the planning process

The purpose of this document is to guide future development by providing a descriptive framework on the distinctive features that have shaped the village in the past and which are viewed as important today. It represents a distillation of the views of the residents of Abbots Ann that can be referred to by architects and builders, and by the Parish Council and Test Valley Borough Council when considering planning applications. This document was formally adopted by Test Valley Borough Council as Supplementary Planning Guidance in April 2000.

## The location of Abbots Ann

Abbots Ann is a beautiful village set in the northwestern part of the Test Valley in Hampshire. Located 2 miles southwest of Andover and 15 miles from Salisbury, it is one of a series of attractive villages that lie along the Pillhill Brook – a tributary of the River Test. A large part of the village lies within the Abbots Ann Conservation Area, which covers most of Abbots Ann and Little Ann, including the whole of the old village and the water meadows to the south of Cattle Lane.



***An aerial view of Abbots Ann from the southwest, showing the village in the foreground with Little Park beyond and Andover in the background.***



***The Abbots Ann milestone on the Salisbury Road.***



# HISTORY

## A brief history of Abbotts Ann



**Nurse Rodbard outside No.64 Abbotts Ann circa 1890.**

The village name *Ann* was derived from the Celtic river name 'Anne' meaning 'Ash Tree Stream' (now known as the Pillhill Brook). The first settlements in the area can be traced back to 50BC when the Atrebates cleared the forests and cultivated the land. During Roman rule the village prospered, and at the end of Dunkirt Lane a large Roman Villa was built. Mosaics taken from this villa are now in the British Museum.



**The mosaic floor from the Roman villa at the top of Dunkirt Lane has pride of place in the British Museum.**

The long, narrow and roughly rectangular boundary is characteristic of West Hampshire chalk land parishes. Defined in Saxon times, or possibly earlier, this shape ensured that Abbotts Ann had its share of river, down land and richer waterside meadows. Before the Norman invasion the land was granted to the Abbey of Hyde and became known as Ann Abbatis (the 'Estate on the River Anne belonging to the Abbott'). Little Ann was granted to the Abbey of Wherwell. After the dissolution of the monasteries the estates passed back into secular hands.

In 1716 Thomas Pitt (the grandfather of William Pitt the Elder), the former Governor of Madras who had bought the Manors of Abbotts Ann and Little Ann, demolished the old church and

replaced it with the one we see today. The Church has the largest collection of 'Virgins' Crowns' in England.

In 1806, Robert Tasker settled in Abbotts Ann and later took over the Blacksmith's business. Tasker and his brother developed the first iron plough, which become so popular that they set up the Waterloo Iron Works in Anna Valley to cope with the demand. In 1831, Robert Tasker built the school on its present site in the village, and leased it to the Revd. Samuel Best, the Rector of Abbotts Ann. Built 39 years before education became compulsory, the school was one of the first in England to take children of all denominations.

Between 1915 and 1924 the Red Rice Estate, which included Abbotts Ann and much of the surrounding countryside, was sold. In 1934 the Government bought Little Park for the new 'Land Settlement Association', creating the largest influx of population into the village since AD500. The settlers came mainly from northern England and Wales, and those who stayed on made a permanent contribution to the village.

Of the 517 houses in the village, 107 have been built in the last 20 years. Today there is little employment in the village, but the land around it is still farmed as it has been for over two thousand years, allowing Abbotts Ann to retain the peaceful setting that is typical of the farming villages of England. For further information on the history of Abbotts Ann see the references on the back page.

## The population of the village

On the current (February 2000) Electoral Roll, the adult population of the parish is 1058, living in 517 households. The number of children and teenagers is estimated at around 200. Most of the community has lived in the parish for over ten years. Many of those who live in Abbotts Ann work in Andover or other parts of Hampshire, although an increasing number now work from home.

# LANDSCAPE AND SURROUNDINGS

## The countryside surrounding the village

The village of Abbots Ann lies in the valley of the Pillhill Brook, and on either side of the brook the ground rises over chalk hills and down land onto a plateau with minor valleys. The surrounding land is mostly arable and is used mainly to grow cereal crops in rotation with others such as oil seed rape. Trees and hedgerows dominate the landscape.

Along the Pillhill Brook there are watercress beds and a trout farm. The Pillhill Brook is an important tributary of the rivers Anton and Test, and also part of the beautiful and valued chalk stream system of Hampshire. This system is vulnerable to change, and the environment of the Pillhill Brook and its associated water meadows represent an important open space that should be maintained.

The farmland to the south of the brook is still owned by the Abbots Ann Estate. This area is a mixture of arable land and a patchwork of woodland and coppices, some of which are managed. Both large and small, these provide a habitat for both flora and fauna, and it is common to see deer, brown hares and buzzards in the area. The contrast between the open nature and the abundance of ancient trees in this countryside is an important distinctive feature of the landscape.

The northern slope of the valley provides a backdrop to the village and screens it from the A303 trunk road and the built-up area of Andover that lie just over the ridge. This stretch of countryside is of strategic importance in marking the southwest extremity of Andover and maintaining the village identity of Abbots Ann.

The village appears from all angles to have a defined boundary. This boundary mainly comprises mature trees and hedgerows, which make the village appear compact, despite its development in a linear fashion. On the outskirts of the village there is the covered site of a Roman villa, and also a Victorian viaduct that still carries the main railway line from London to Salisbury and the South West.

Criss-crossing the parish are sixteen footpaths, two of which have only recently become 'rights of way'. Several are ancient, such as The Drove, Green Lane and the Old Coach Road. Most of the footpaths, which are bounded by mature trees and hedgerows, are marked on all the old maps of the parish.



***The woods around Abbots Ann are vibrant with bluebells in the spring.***



***Ploughing for winter wheat on Little Park Farm.***



***A Little Park settlement house in the 1930s, above, and a similar house today.***



## The character of Little Park

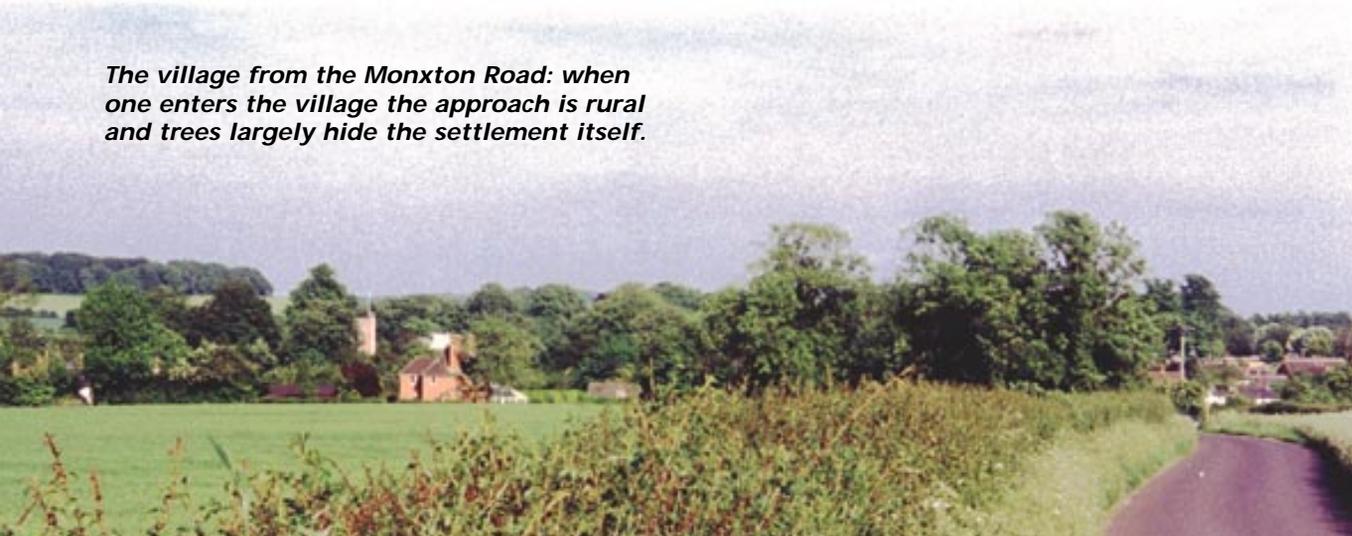
Little Park lies to the north of the parish, on a ridge that forms the northern slope of the Pillhill Brook valley. The other boundaries are the road to Monxton to the north and the A303 and A343 trunk roads to the east. The area is a natural gap between the settlement of Abbots Ann and the edge of Andover town, with the ridge hiding the urban development.

The designation of Little Park as a Land Settlement Area from 1934 gave this area a distinctive character. It preserved the small field structure established by the Enclosures of the 18th century, created a varied and small-scale working agricultural landscape and provided dwellings that are appropriate in size and spacing to the small-holdings they were built to serve. Today the remaining smallholdings form one third of the area and currently produce poultry and dairy products, fruit and vegetables.

Little Park is prime agricultural land (Grade 2 and 3A). It features several ancient hedgerows and a small area of woodland. It also supports a wide range of flora and fauna including rare arable weeds and an above average number of farmland birds.

# LANDSCAPE AND SURROUNDINGS

***The village from the Monxton Road: when one enters the village the approach is rural and trees largely hide the settlement itself.***



## Views into and out of the village

Most of the approach roads to the village are narrow country lanes, often flanked by hedgerows, trees and shrubs. Whether one enters by road, or by one of the footpaths, the approach is rural and trees largely hide the settlement itself. Within built up areas the many trees limit views, and the sharp bends in the roads provide many visual surprises. Tall trees that surround the church tower also hide domestic buildings.

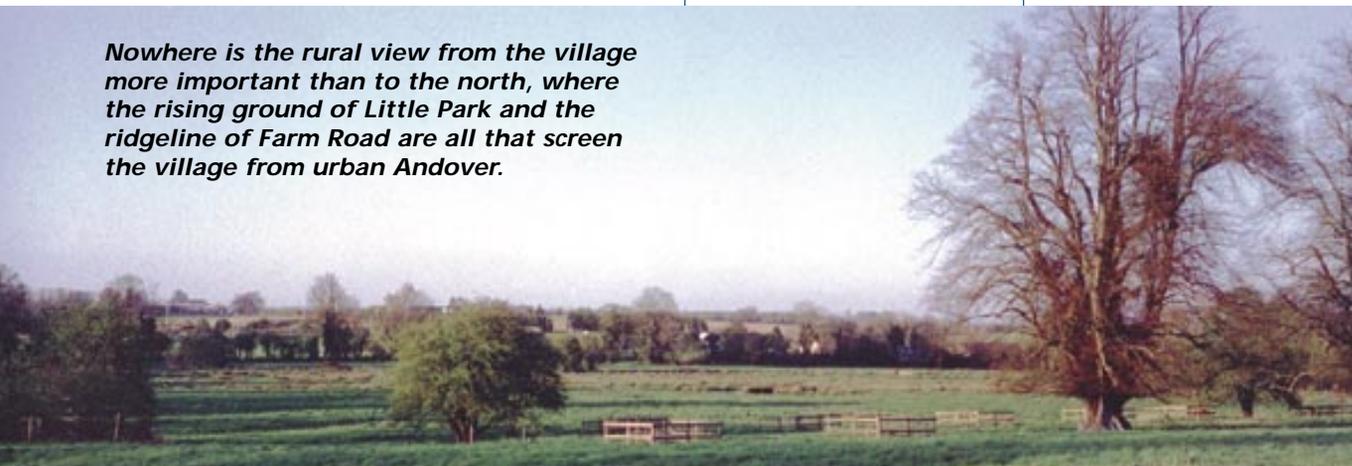
From the majority of vantage points on the edge of the parish, little of the village can be seen as it lies in a hollow and is screened by mature trees (alder, ash, oak and chestnut for example) and ancient hedgerows (including hawthorn, blackthorn, elder, dog rose and spindle). Apart from the odd rooftop, outlying buildings and the church tower, one would not know that there was a significant settlement within the surrounding countryside. From elevated points within the village, the high ground of the surrounding countryside, with its open farmland and wooded areas, presents a rural and tranquil view.



## Natural assets of the village

Abbots Ann and the surrounding countryside are home to a number of species covered by the Hampshire Biodiversity Action Plan, including the skylark, Brown hare, water vole, and red hemp nettle. Past gardening of the stream banks has destroyed water vole habitat, and care should be taken to leave the banks of the Pillhill Brook as natural as possible. The Pillhill Brook is one of the last managed habitats in the River Test system for the wild brown trout.

***Nowhere is the rural view from the village more important than to the north, where the rising ground of Little Park and the ridgeline of Farm Road are all that screen the village from urban Andover.***



# PATTERN AND CONTENT OF THE SETTLEMENT

## LANDSCAPE GUIDELINES

- 1 *None of the existing ancient hedgerows should be removed.*
- 2 *The mature trees and the footpaths should be protected.*
- 3 *All of the wooded areas and pastureland that form the open spaces should be conserved in order to protect the habitats for the diverse flora and fauna; the harmonious balance between nature and people should be maintained.*
- 4 *The setting of the village should be protected. The natural gap between the settlement of Abbotts Ann and the urban area of Andover should be maintained, and consideration given to extending the Conservation Area to encompass the important open spaces within the village and in the surrounding countryside.*
- 5 *The distinctive character of Little Park and the opportunities it affords for horticulture and other small-scale farming should be maintained.*

## Highways and footpaths

The community has developed along through routes that cross in the centre of the village. Today all roads are metalled and some have pavements or grass verges. Characteristically street name signs do not mark most of the roads in Abbotts Ann.

Most of the older properties in the centre of the village have no off-street parking, and dense car parking in Red Rice Road impedes buses and other large vehicles. The narrow village streets make poor thoroughfares and are particularly unsuitable for Heavy Goods Vehicles. In any new development, the provision of off-street parking is vital, and where possible this should be hidden from view. For the sake of safety, especially in the area of the village school, it would be preferable to avoid a material increase in the traffic flow through the village.

With the exception of lights outside the old people's bungalows at Bulbery and the attractive lamp posts along Church Path, there are no street lamps in the village and this limits the amount of light pollution generated. This is widely regarded as an important part of the character of the village, and the majority of villagers feel that further street lighting should be discouraged.

Many of the footpaths within the village and surrounding countryside are historic and much-valued rights of way, some sport kissing gates. Existing footpaths should be maintained and consideration given to the addition of a new footpath cut between Little Ann and Cattle Lane and a second to run alongside the Pillhill Brook.

## Important open spaces

Fields and other open spaces reach right into the centre of the village enhancing its rural atmosphere of quiet tranquillity and providing much of its character. These areas provide a mixture of agricultural land (for both crops and grazing), paddocks and playing fields. The water meadows adjacent to the church and continuing between Little Ann and Cattle Lane are a much-loved feature of the village, as are the Glebe lands that lie east of the Old Coach Road. The open setting of the Old Rectory, adjacent to the churchyard and the water meadows, is one of the distinctive



**Abbotts Ann Down (above), and the water meadows (below), looking south towards the centre of the village from Cattle Lane.**



# PATTERN AND CONTENT OF THE SETTLEMENT

**Abbotts Ann once supported at least three shops. Now it is vital to the community that a village shop and Post Office should be supported and flourish.**



**The village school was one of the first in England to take children of all denominations.**

features of the village and should not be encroached upon.

The use of existing land for agriculture is important both in and around the village. The water meadows (including Church Meadow, the land north of the Church Path with its majestic lime trees) and other open spaces within the village are vital to its character and should be preserved. In any future development, care should be taken to protect these important open spaces and the views they permit.

The natural environment of the village should be protected as far as possible. It is suggested that the Pillhill Brook valley and the water meadows should be maintained as open spaces. The further conversion of open water meadow into enclosed gardens, which has occurred in Little Ann, should be avoided.

## Amenities

Many of the amenities in the village – the war memorial hall, the post office and shop, The Eagle (with its function room and skittle alley in the 1865 barn), the school and church – are important landmarks and their close proximity to each other in the village centre encourages a sense of community. It is essential for the future of the village that these facilities remain. In Little Ann there is an engineering works, café, garage and the Poplar Farm Inn. The sports field at Bulbery has a football pitch and netball area and there is a football pitch on the school field. The sports field provides the location for the annual village fete, whippet racing, Guy Fawkes night celebrations and sporting events but is still underused. It could accommodate a tennis court if this was desired. There are a number of public benches located within the village. There are posting boxes in Cattle Lane, Little Ann and Red Rice Road and the traditional red telephone kiosk is in keeping with the character of the village. There is a recycling centre in the Poplar Farm Inn car park. Posts carrying overhead electricity and telephone cables detract from the pleasant rural picture. The present schemes to bury these cables underground should be encouraged, and further schemes to extend this initiative would further enhance the appearance of the village.

The school in the village is highly valued; it has limited space on its present site, and is unfortunately situated separate from its own playing field. Children use the small recreation area on the sports field, whilst The Drove is a popular play and meeting area, and in the north part of the village there is play equipment at the War Memorial Hall.

## Significant buildings



**1 War Memorial Hall**



**2 School House**



**3 The Manor**



**4 The Old Manor**



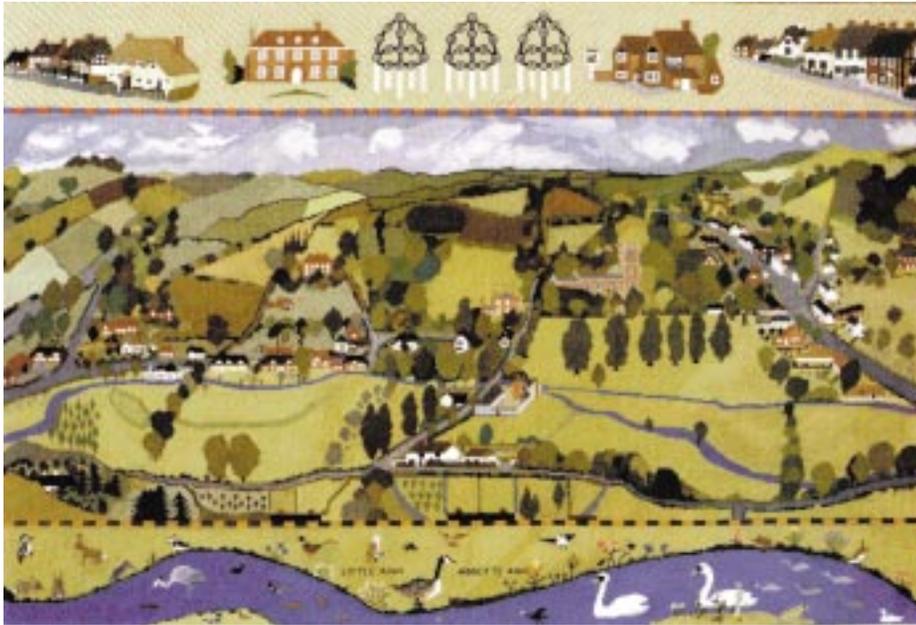
**5 St Mary's Church**



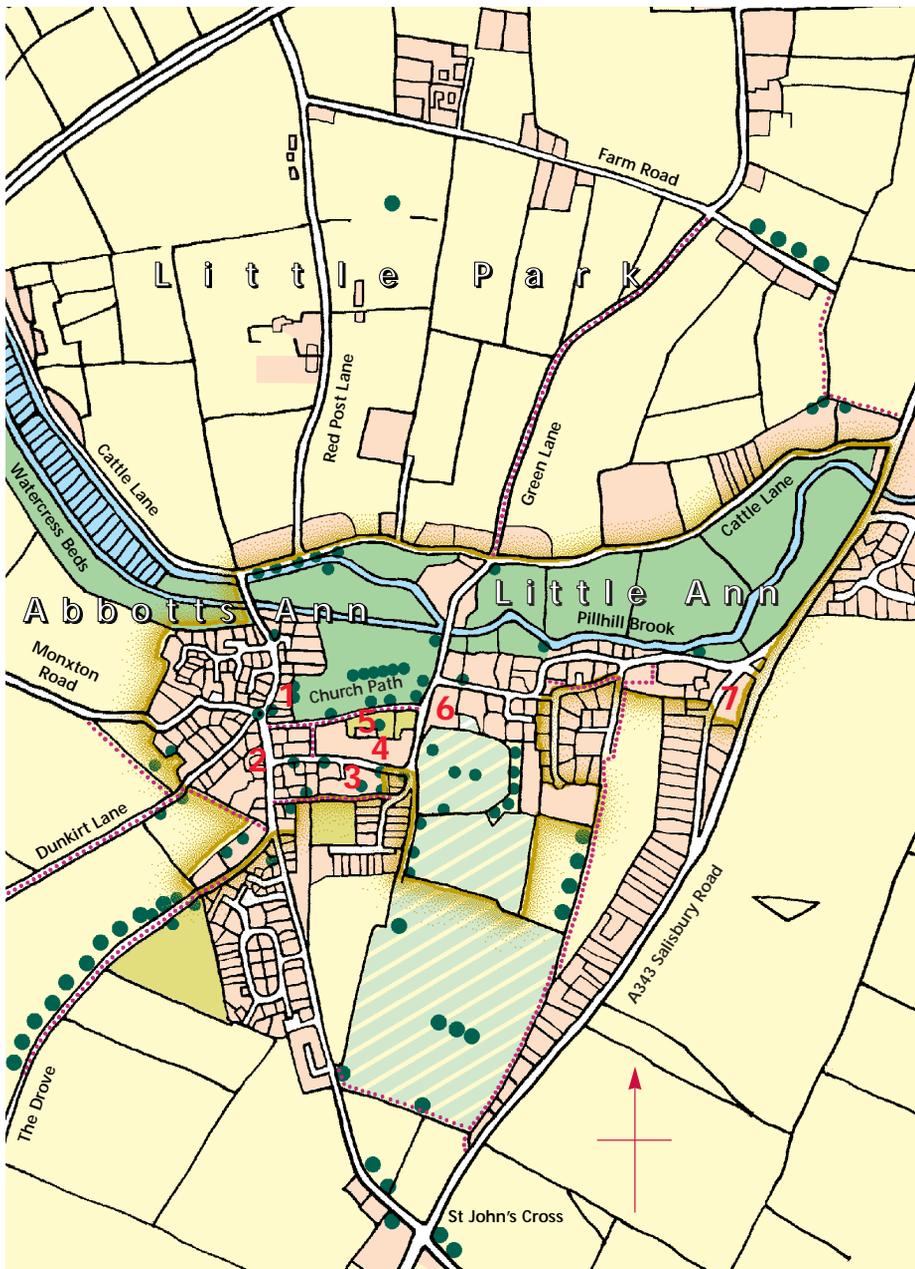
**6 The Old Rectory**



**7 Poplar Farm Inn**



**The Abbots Ann section of the Test Valley Tapestry**



- KEY**
-  Open countryside
  -  Water meadows
  -  Amenity land
  -  Built on land
  -  So-called 'Glebe Lands'
  -  Footpaths
  -  Important landscape trees
  -  Conservation Area

# PATTERN AND CONTENT OF THE SETTLEMENT

## Housing

Most buildings in Abbots Ann are private dwellings. There is a mixture of linear development along older roads but modern housing is clustered in cul-de-sacs and closes. Trees and ample space between these groups stop them from having the appearance of urban housing. However, the large houses in Abbots Hill appear overpowering, especially when viewed from below and this road has a suburban feel. In any future development care should be taken not to distort the original pattern of the village in terms both of layout and design.



**A typical tiled cob boundary wall.**

## Trees, Hedgerows and Boundaries

The mature trees in Abbots Ann are a vital feature of the village. The Jubilee Oak is a much referred-to landmark as are the majestic lime trees in the water meadows (one of which is the largest in England). High deciduous trees provide a background to house silhouettes, whilst the large numbers of very tall mature yew trees are characteristic of Abbots Ann and preferable to conifers. Existing trees of landscape value in the village should be vigorously protected. The planting of new trees is to be encouraged, and any existing trees that require removal should be replaced when felled.

Boundaries in traditional materials such as walls of brick, brick and flint, chalk, white painted wooden picket fences or hedges of beech, hawthorn, fir, privet, ivy, box, yew and blackthorn are much valued for their appearance. High tile-topped Hampshire walls are an attractive feature of the village. The use of traditional materials for boundaries should be encouraged.

## DESIGN GUIDELINES

- 1 *Care should be taken to maintain the area of countryside between Abbots Ann and the A303 so that it remains a physical and visible gap protecting the separate identity of Abbots Ann.*
- 2 *The provision of sufficient off street parking is a necessity in any new development within the village. Where possible this should be hidden from view.*
- 3 *Further street lighting should be discouraged.*
- 4 *Existing footpaths should be maintained, and consideration given, to creating new paths between Little Ann and Cattle Lane, and along the Pillhill Brook.*
- 5 *The water meadows (including the land north of the Church Path) and other open spaces within the village should be preserved. Further, there should be no additional annexation of water meadow land into enclosed gardens.*
- 6 *Agricultural uses of land should be encouraged.*
- 7 *Infilling between existing pockets of development should be controlled carefully to protect the important open views and spaces in the village.*
- 8 *In any future development care should be taken to reflect the original pattern of the village in terms of layout and scale as well as design and character.*
- 9 *Present schemes to bury existing overhead cables should be encouraged, and further schemes to extend this initiative would further enhance the appearance of the village.*
- 10 *Existing mature trees of landscape value should be preserved and maintained. Planting of new trees is to be encouraged, and existing trees should be replaced if felled.*
- 11 *New boundaries should use traditional materials such as brick and flint, chalk or render with tile tops, white painted wooden picket fences, or hedges of beech, hawthorn, fir, privet, ivy, box, yew or blackthorn.*

# BUILDINGS AND MATERIALS

A first impression of Abbots Ann is that of a village of cottages built either of brick and flint with thatched roofs or white cob walls with slate roofs. Whilst this is true of much of the old village, a closer look reveals a variety of architectural styles ranging from medieval through Queen Anne, Georgian, Victorian and Edwardian to modern. This variety provides a pleasing and interesting mix of styles and shows how the village has evolved. With sensitive design and siting, most of the more modern houses have blended into the old village and allowed Abbots Ann to retain its picturesque character.



*Constantia  
Cottage,  
Little Ann.*



*The Old  
Rectory,  
Abbots Ann.*



*Abbots Hill  
House,  
Little Ann.*



*Cattle Lane  
Farm,  
Little Ann.*

# BUILDINGS AND MATERIALS

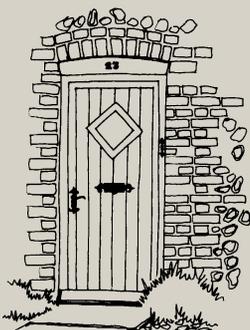
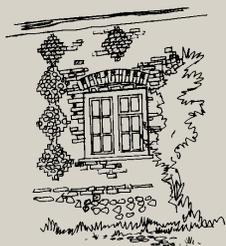
## The Conservation Area and the old cottages

A large part of the village was designated a Conservation Area in 1981. The present Conservation Area covers most of Abbotts Ann and Little Ann, including the whole of the old village and the water meadows to the south of Cattle Lane.

A number of the old cottages date from the 17th Century and more of the fine old buildings from the 18th Century. However, a few may be medieval and at least one (Pennymarsh) has a cruck timber frame. All but a few of the 46 listed buildings within the Conservation Area are to be found on the road through Little Ann to the centre of the village and on beyond the Jubilee Oak towards Monxton, and on the road from St Johns Cross to the Pillhill Brook. Many are built with brick and flint, and blue bricks were mixed with the soft reds to blend beautifully with the flint. Whilst there are cob walls to be seen, the use of rendering on many cottages makes it hard to tell which walls are made of chalk, and which are render covering bricks or blocks.

Over the years many of the old buildings have been joined together, renovated and extended. Although many are thatched, there are some with slate roofs and tiles. The thatched roofs are made from either long straw or combed wheat reed and have a rounded appearance. Most have eyebrow shaped raised eaves over upper windows, and in some cases the triangular corners of these raised eaves have been glazed to give more light. A distinctive feature of many cottages is the use of half-elliptical brick arches over ground floor windows and doors. Most cottages have half-hipped roofs, exposed timbers, small paned windows and porches. With only a few exceptions they are built close to the road. Amongst these common features, the sharp-eyed will find a remarkable variety of unusual details, such as oriel windows, circular windows, herringbone brickwork, and porches.

It is vital that in any development close to the old cottages, care is taken in the choice of style and materials so as to retain the distinctive character of the buildings in the village.



*Terraced cottages opposite The Eagle.*



*The Old Swan, Red Rice Road, Abbotts Ann.*



*Rose Cottage, Dunkirt Lane, Abbotts Ann.*



*Cob and slate cottages, Little Ann.*



*Lane Cottage, Duck Street, Abbotts Ann*



*Robert Tasker's house with the old Wesleyan Chapel on the left*



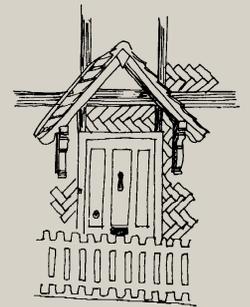
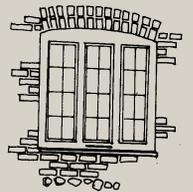
*The Thatches, Abbotts Ann.*



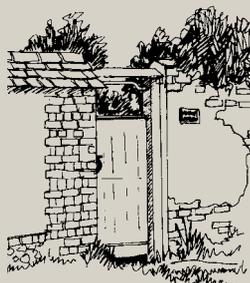
*Pennymarsh, one of the oldest houses in the village, has a cruck frame.*



*The Old Bakery: now converted into three dwellings.*



*Possibly the old Workhouse: now a group of three cottages in Red Rice Road.*



# BUILDINGS AND MATERIALS

*Unusually for a village, the church is Queen Anne, built in 1716 of brick and stone.*



*The Old Manor is in part over 300 years old. Later additions are of 18<sup>th</sup> Century appearance.*



*Warren Drive is a small 70s development near the southern edge of the village.*



*Salisbury Road is a ribbon development of houses and bungalows in a wide variety of styles*

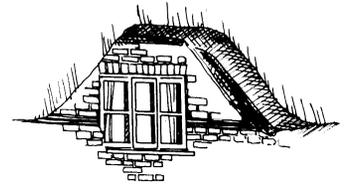


## Distinctive buildings

Unusually for a village, the church is Queen Anne. Constructed in 1716 of brick and stone it features arched windows, box pews and a gallery on Tuscan columns.

It is close to the church that three of the larger old houses are to be found. The Old Manor, close to the south side of the church, is in part over 300 years old, and there are later additions of 18th Century appearance. Looking more like a farmhouse than a manor, the older parts of the building are of stone, brick and flint with small casement windows and a tiled roof. Opposite is The Manor, with a Georgian style front of white painted brick, a slate roof and a projecting, bowed, columned porch. The Old Rectory, to the east of the church, is a fine example of a mid 18th Century house with later additions. Built of mellow red brick with blue headers it has a steep, hipped, tiled roof, with leaded dormers as well as large sash windows.

Other distinctive houses in the village include Manor Farm House in Dunkirt Lane, built in 1783 with mellow red and blue brick, and Abbotts Hill House, which is early Edwardian. There are two public houses in the village; The Poplar Farm Inn, which has a thatched roof and part rendered walls, and The Eagle, built of Victorian red brick and featuring the date 1865 on its adjacent barn.



## More recent development

Of the 517 houses in Abbotts Ann, 107 have been built within the last 20 years. Whilst many are small developments and individual new houses, often almost hidden from the main roads, there are several larger developments. In Little Ann there is St. Mary's Meadow, where the cottage style and sensitive use of some reclaimed bricks and flints screen the large and rather overpowering houses of Abbotts Hill. Off Duck Street, the development of Hillside would have created a dominant feature if it were not partly screened by a terrace of four sympathetically designed white houses along the main road. Adjacent to Bulbery with its spacious layout, the recently completed housing association development at Criswick Close could have employed materials that blended more sensitively with the village, and now requires the growth of trees to soften its appearance.

## Form and style

The distinctive qualities of the buildings in Abbotts Ann are largely set by the older cottages in the village, the form and style of which is described above. Buildings constructed in the village during the 1950's and 1960's were characteristic of that period and do not blend in with the character set by the older properties. It is important that in any new development, the houses harmonise with the style, scale and materials of the older houses in the immediate area. Smaller houses are preferred, with a form to match the existing properties, including terraced dwellings. Low roof lines to match existing cottages are of particular importance, and details such as half-hipped roofs, half-elliptical brickwork over windows, raised eaves, dormer windows, and exposed woodwork would all help to make the new merge with the old.



## Materials

For any new development to blend with the old, the choice of colours and materials is vitally important. Simple designs should use materials selected from a palette to blend in with similar designs in the immediate vicinity of any new development. The use of flint, mellow red and blue brick, rendering (painted white or cream), slate and thatch should be vigorously encouraged, as should the use of second-hand and hand-made bricks, tiles and slates wherever possible. The use of grey and brown roofing materials is preferred, or if a red roof is appropriate a mellow mixed red using old tiles would be acceptable. The use of wood in the construction of window and door frames is preferable to plastics. The use of chalk in any repair or reconstruction of cob walls should be encouraged.



*Bulbery: originally designed as a low-density council housing estate.*



*Sympathetic styling of this terrace screens the large Hillside development off Duck Street.*



*A modern house on Monxton Hill – the dormer windows enable the roof line to be as low as possible.*



*Traditional materials help the houses in St Mary's Meadow blend in.*



*Criswick Close: a small but much needed development of low-cost housing*



*Thatch, brick and flint make this development on a particularly sensitive site acceptable.*

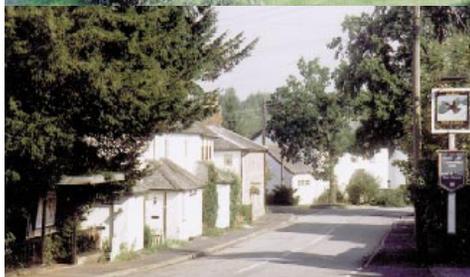
## DESIGN GUIDELINES

*To retain the distinctive and historic character of Abbotts Ann:*

- 1 *It is important that in any new development, the houses blend in with the style, scale and materials of the old. Smaller houses are preferred, with a form to match the existing properties, including terraced dwellings. Low rooflines should be maintained where possible.*
- 2 *Half-hipped roofs and details such as half-elliptical brickwork over windows, raised eaves, dormer windows, and exposed woodwork would all help to make the new blend with the old.*
- 3 *The choice of materials is vitally important. Among those viewed as preferable are:*
  - *flint, mellow red and blue brick (using mixed colours and second hand or hand made where possible)*
  - *rendered walls (painted white or cream)*
  - *slate and thatch roofing*
  - *roofing tiles (second hand or hand made where possible) in grey and brown or where a red roof is appropriate a mellow mixed red using old tiles*
  - *window and door frames in wood rather than plastic.*

# MAKING GOOD DESIGN WORK

This document describes the distinctive characteristics of the village of Abbots Ann. Today we live in this beautiful example of a Hampshire village set in an agricultural landscape and containing attractive and historic buildings. It is our responsibility to ensure that in any future development we preserve the special qualities of this delightful village for future generations. The goal is in our hands. The Abbots Ann Village Design Team presents these design guidelines as a blueprint that can be followed. Through careful attention to detail, architects, builders, residents and planners can contribute to the future of Abbots Ann by making these aspects of good design work.



# REFERENCES AND ACKNOWLEDGEMENTS

## References

The following documents were used in the production of this Design Statement, and are listed for those who may wish to refer to the original text for greater detail on the appropriate topic.

- 1 Oxford Dictionary of Place Names
- 2 'Abbots Ann in Hampshire' by Pamela King
- 3 'A Story of Abbots Ann' by Alan Selby
- 4 'Abbots Ann School 1831–1981'
- 5 'Waterloo Iron Works – a history of Taskers of Andover 1809–1968' by L T C Rolt
- 6 'Illustrated particulars, plans and conditions of sale of the Red Rice Estate, Andover' Knight, Frank & Rutley, 1915
- 7 'Abbots Ann Conservation Policy' Test Valley Borough Council, 1992
- 8 'An Assessment of the impact of development at Little Park – Summary of Findings' by Abbots Ann Action, January 1999.
- 9 'Hampshire Treasures – Test Valley District North' Hampshire County Council.
- 10 'Hampshire Biodiversity Action Plan' Hampshire Biodiversity Partnership
- 11 'Historic Rural Settlement in Basingstoke and Deane and Test Valley' by Bob Edwards, Bournemouth University

## Acknowledgements

The Abbots Ann Village Design Team would like to thank:

- the villagers of Abbots Ann who completed questionnaires, took part in workshops and meetings, photographed the village, and contributed their knowledge and skills in a variety of ways
- the Parish Council of Abbots Ann for their support and encouragement
- Mr Norman Roberts for his advice and encouragement
- The British Museum, for permission to reproduce the illustration of the Roman Mosaics
- Sir George Young for his support and encouragement, and;
- Parker Bullen – Solicitors
- Willan – Builders
- Test Valley Borough Council
- and in particular the Millennium Festival Awards for All programme, for financial support.